

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**ACTIONS FOR
WEDNESDAY, JULY 21, 2004, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR), CITY ADMINISTRATION
BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

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COUNCIL COMMENT

ACTION: None received.

NON-AGENDA PUBLIC COMMENT

ACTION: None received.

ITEM-1: Report from the City Manager on the FISCAL YEAR 2005 GOLDEN HILL
PUBLIC FACILITIES FINANCING PLAN (PFFP).

(See CMR 04-158; July 2004 PFFP)

ACTION: Motion by Councilmember Zucchet, second by Councilmember
Lewis to approve the City Manager's recommendation.

VOTE: 4-0; Peters-yea, Zucchet-yea, Lewis-yea, Frye-yea,
Inzunza-not present

ITEM-2: Report from the City Manager regarding GRADING REGULATIONS.

(See CMR 04-162)

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ACTION: Motion by Councilmember Frye, second by Councilmember Zucchet to approve City Manager's recommendation #3 with the clarification that the exemption apply to **public** trails and access projects and refer the matter to City Council.

VOTE: 5-0; Peters-yea, Zucchet-yea, Lewis-yea, Frye-yea, Inzunza-yea

ACTION: Motion by Councilmember Frye, second by Councilmember Inzunza to approve Section 143.0126 (a) as proposed by the City Manager, amended to read as follows, and refer the matter to City Council:

If the emergency work involves only temporary impacts to *environmentally sensitive lands*, a Neighborhood Development Permit or Site Development Permit is not required provided the *environmentally sensitive lands* are restored, **in a timely manner** to their natural state, in accordance with a restoration plan that conforms with the Biology guidelines and is approved by the City Manager. The restoration plan shall be submitted to the City Manager within 60 days of completion of the emergency work **and work on the revegetation plan shall be initiated within 90 days of the project completion or prior to the beginning of the next rainy season, whichever is greater.**

VOTE: 5-0; Peters-yea, Zucchet-yea, Lewis-yea, Frye-yea, Inzunza-yea

ACTION: Motion by Councilmember Frye, second by Chair Peters to direct the Development Services Department to create language in the Land Development Code that protects natural and manufactured steep slopes from development with the following suggestions and return to this Committee no later than the first meeting in October 2004.

- 1) Protect steep slopes whether they are natural or were created by authorized fill added to a previously existing steep slope.
- 2) Do not penalize revegetation of invasive plant species on hillsides.
- 3) Be consistent with or at least not in conflict with the brush management plans that are coming forward as far as brush clearing and set backs.
- 4) Do not make improvements impossible (especially those which do not bring the structure closer to the steep hillside).

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- 5) Focus on protection of steep slopes that are not internal to projects like business parks or slopes between single family homes.
- 6) Consider allowing Zone 1 brush management on steep manufactured hillsides.
- 7) Consider reducing the hillside setback to 10 feet, measured from the top of the slope.
- 8) Focus development restrictions to the part of the structure that is on the same side as the steep slope.
- 9) Provide an assessment of how these regulatory changes in combination with proposed regulations would impact various types of development including single family re-models.

VOTE: 5-0; Peters-yea, Zucchet-yea, Lewis-yea, Frye-yea,
Inzunza-yea

ITEM-3: Report from the City Manager regarding CITYWIDE ZONING MAPS.

(See CMR 04-160)

ACTION: Motion by Councilmember Frye, second by Councilmember Inzunza to approve the City Manager's recommendation.

VOTE: 5-0; Peters-yea, Zucchet-yea, Lewis-yea, Frye-yea,
Inzunza-yea

ITEM-4: Informational Status Report from the City Manager regarding GENERAL PLAN UPDATE.

(See CMR 04-149)

ACTION: Motion by Councilmember Frye, second by Councilmember Zucchet to accept the City Manager's Report.

VOTE: 5-0; Peters-yea, Zucchet-yea, Lewis-yea, Frye-yea,
Inzunza-yea

Scott Peters
Chair

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